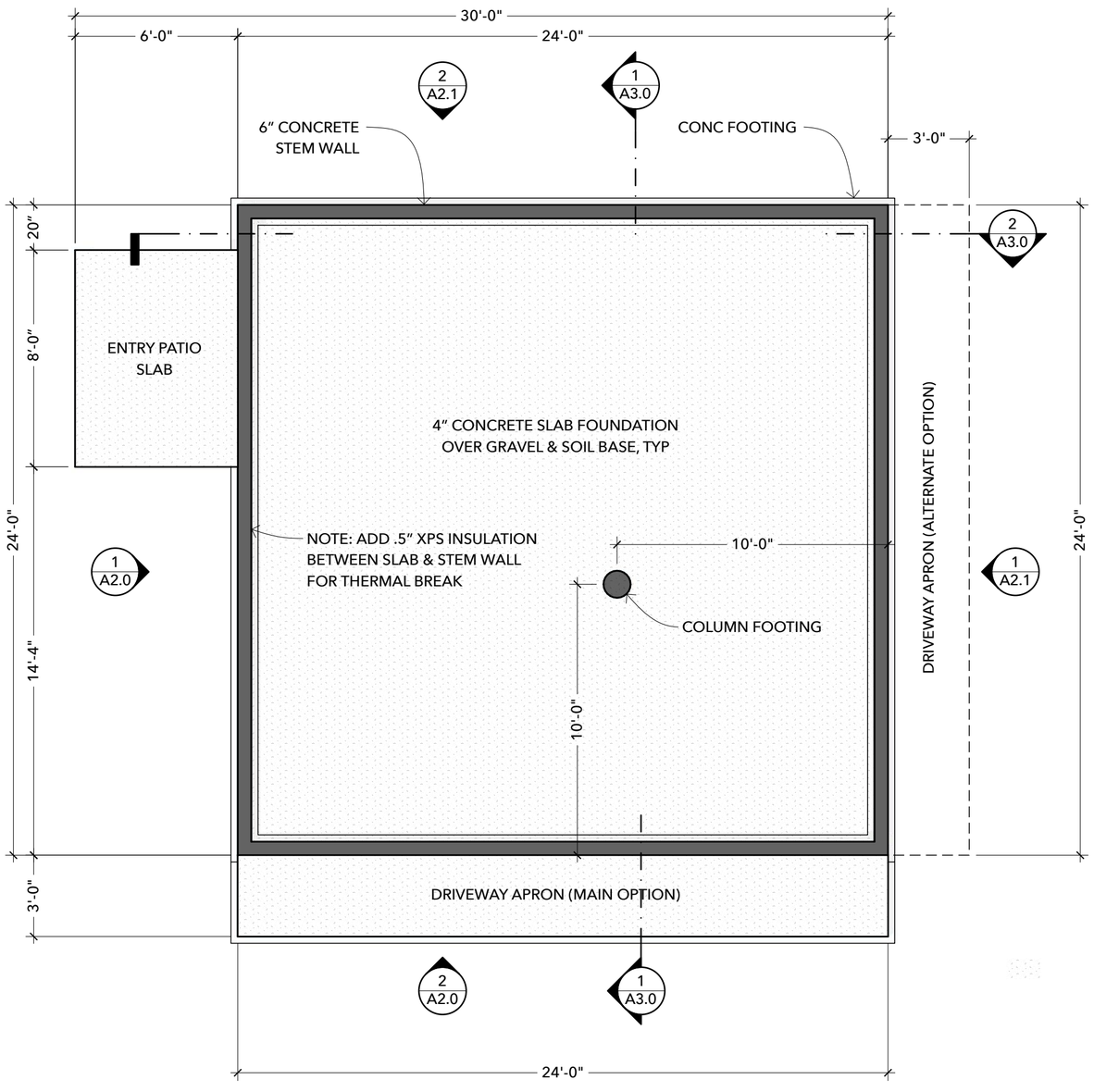
FOUNDATION PLAN NOTES

1. ALL FOUNDATION DESIGNS MUST BE ENGINEERED TO LOCAL CONDITIONS. THIS IS ONLY A TEMPLATE. MANY FACTORS MUST BE CONSIDERED FOR A PERMIT, INCLUDING SOIL TYPE, SEISMIC DEMANDS, FLOODING ISSUES, AND LOCAL REGULATIONS.

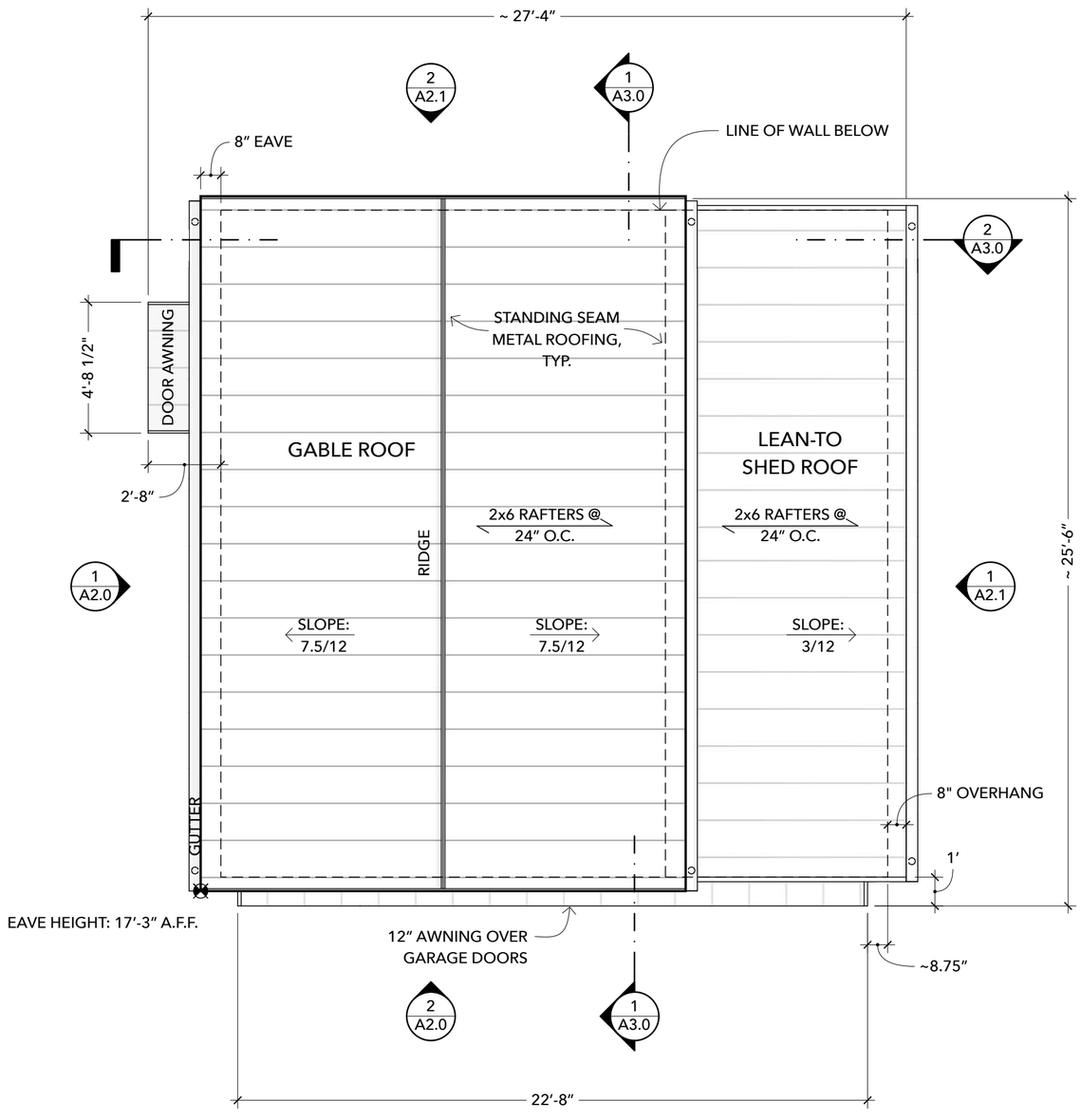


1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

ROOF PLAN NOTES

1. DATUMS ARE TO FINISH FLOOR. BUILDING HEIGHTS ARE OFTEN MEASURED TO GRADE. THEREFORE, THIS DESIGN WORKS WITH A 20-FOOT HEIGHT LIMIT (GABLE AVERAGE) OR A 23-FOOT HEIGHT LIMIT (ROOF RIDGE TO GRADE).

2. THE ROOF HAS MANY APPROPRIATE MATERIAL OPTIONS, BUT MODERN METAL WAREHOUSE ROOFING (W/ RECTANGULAR CORRUGATIONS) SHOULD BE AVOIDED.



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

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A DESIGN BY JAY OSBORNE

CARRIAGE HOUSE 2

THE OPTION WITH A 2-CAR GARAGE

1 **2024-04-24** FIRST DRAFT (ONLY ON PATREON)

+ Thank you for supporting my newest projects!

ROOF/FOUNDATION

A1.0

FLOOR PLAN NOTES:

1. UTILITY CLOSET SHALL HAVE FIRE-RATED SHEATHING ON WALLS AND CEILING.

2. GARAGE DOORS CAN BE INSTEAD BE PLACED ON THE ADJACENT WALL. NOTE THE LOCATION OF THE STEEL COLUMN, WHICH CAN WORK WITH BOTH VARIATIONS.

3. THE SMALLER DOOR NEXT TO THE VEHICLE DOORS COULD BE MOVED TO REPLACE ONE OF THE WINDOWS, ALLOWING THE VEHICLE DOORS TO BE REPOSITIONED (PERHAPS ALONG WITH THE COLUMN AND BEAM).

4. VEHICLE DOORS CAN BE ROLL-UP DOORS (WITH THE SAME ELEVATION AND APPEARANCE, BUT CUT INTO HORIZONTAL PANELS).

DOORS

- (A) 36x80 4-LITE (FRONT DOOR)
- (B) 36x84 6-PANEL DOOR
- (C) 30x80 5-PANEL INT DOOR
- (D) 24x80 1-PANEL (OR LOUVER) DR
- (E) 96x84 DBL GARAGE DOORS

WINDOWS

- (1) 32x60 DH WINDOW 2/2 DIVIDED LITES
- (2) 32x48 DH WINDOW 2/2 DIVIDED LITES

REFLECTED CEILING PLAN / ELECTRICAL PLAN NOTES

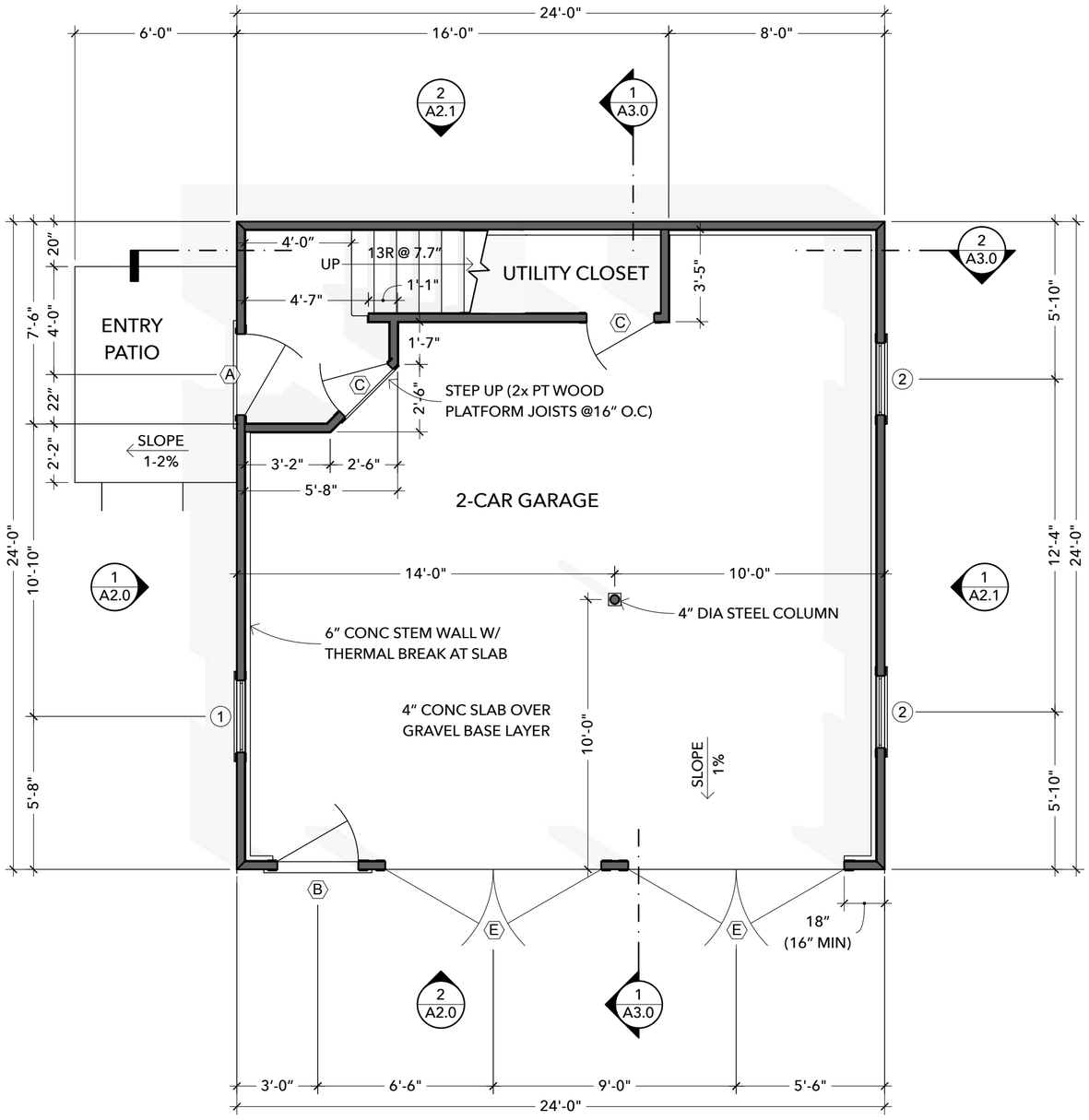
1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1"). SEE SECTIONS FOR EXACT HEIGHTS.

2. CENTER THE ELECTRICAL FIXTURES ON SURFACES AND PRIMARY DESIGN ELEMENTS.

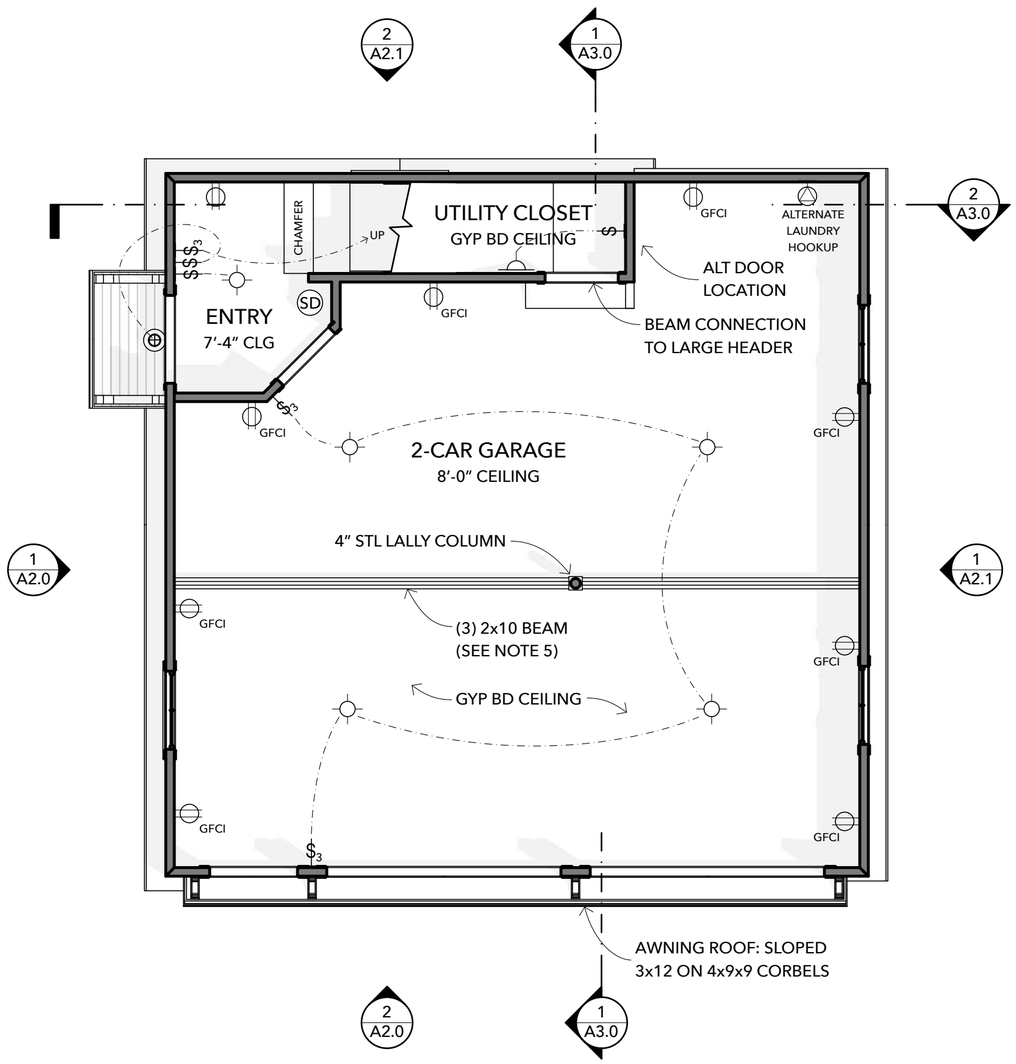
3. CEILING AT MUD/ UTIILITY ROOM SHALL BE FIRE-RATED USING GYP BD SHEATHING

4. THE DOOR OF THE UTILITY CLOSET COULD BE MOVED TO THE ADJACENT WALL, WHICH WOULD MAKE IT EASIER TO REORIENT THE BEAM/JOISTS IF DESIRED.

5. THIS BEAM AND COLUMN LOCATION WORKS FOR BOTH DOOR PLACEMENT OPTIONS, BUT IT MAY BE BETTER ALTERED DEPENDING ON WHICH VARIATION IS CHOSEN.



1 DOWNSTAIRS FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 DOWNSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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CARRIAGE HOUSE 2

THE OPTION WITH A 2-CAR GARAGE

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DOWNSTAIRS PLANS

A1.1

FLOOR PLAN NOTES

1. STAIR TO HAVE A 36" CLEAR PATH OF TRAVEL AND 80" HEAD HEIGHT CLEARANCE.

2. RAISE PLATFORM AT LAUNDRY/PANTRY CLOSET FOR STAIR CLEARANCE.

DOORS

- (A) 36x80 4-LITE (FRONT DOOR)
- (B) 36x84 6-PANEL DOOR
- (C) 30x80 5-PANEL INT DOOR
- (D) 24x80 1-PANEL (OR LOUVER) DR
- (E) 96x84 DBL GARAGE DOORS

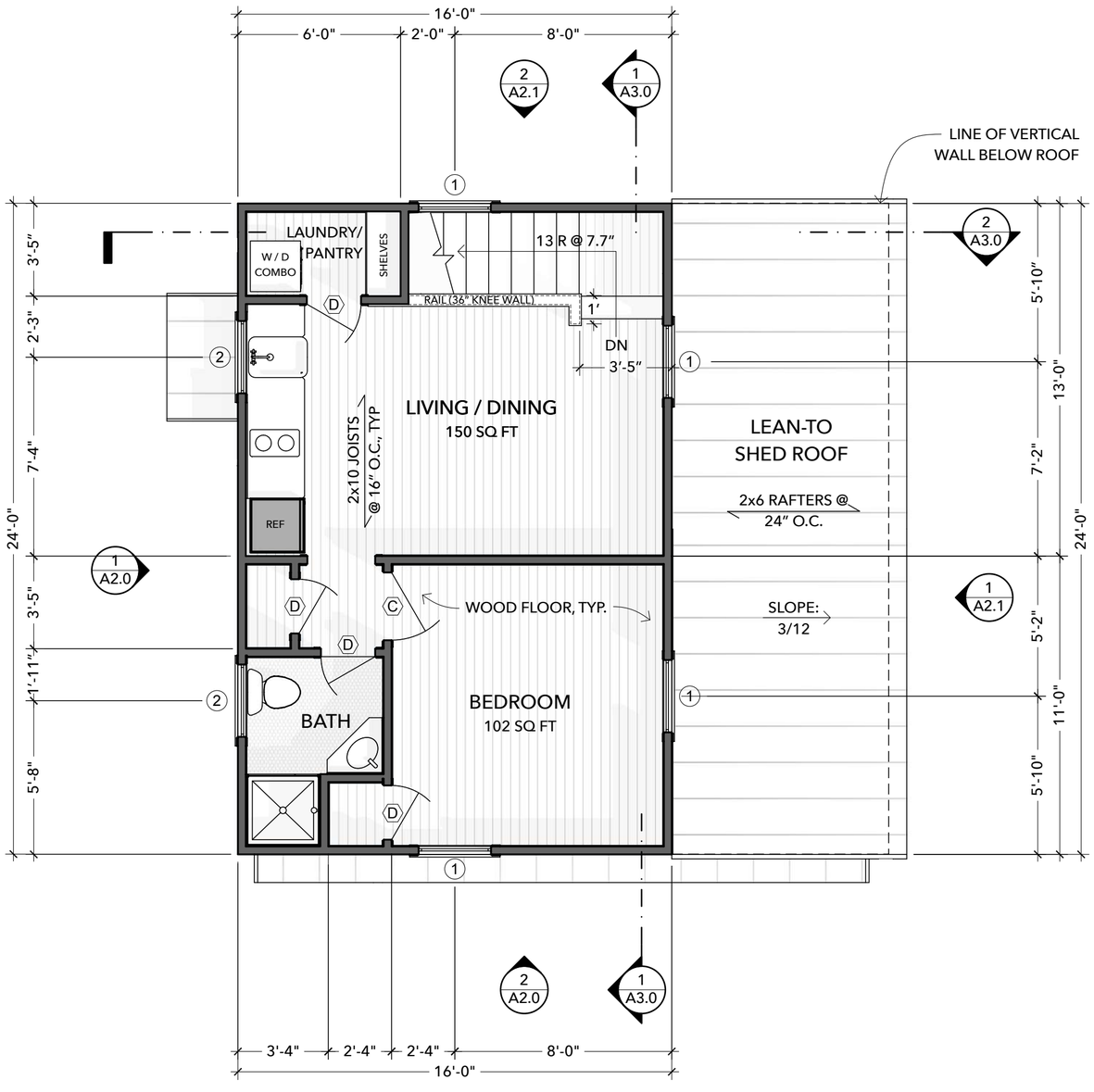
WINDOWS

- (1) 32x60 DH WINDOW 2/2 DIVIDED LITES
- (2) 32x48 DH WINDOW 2/2 DIVIDED LITES

REFLECTED CEILING PLAN & ELECTRICAL NOTES

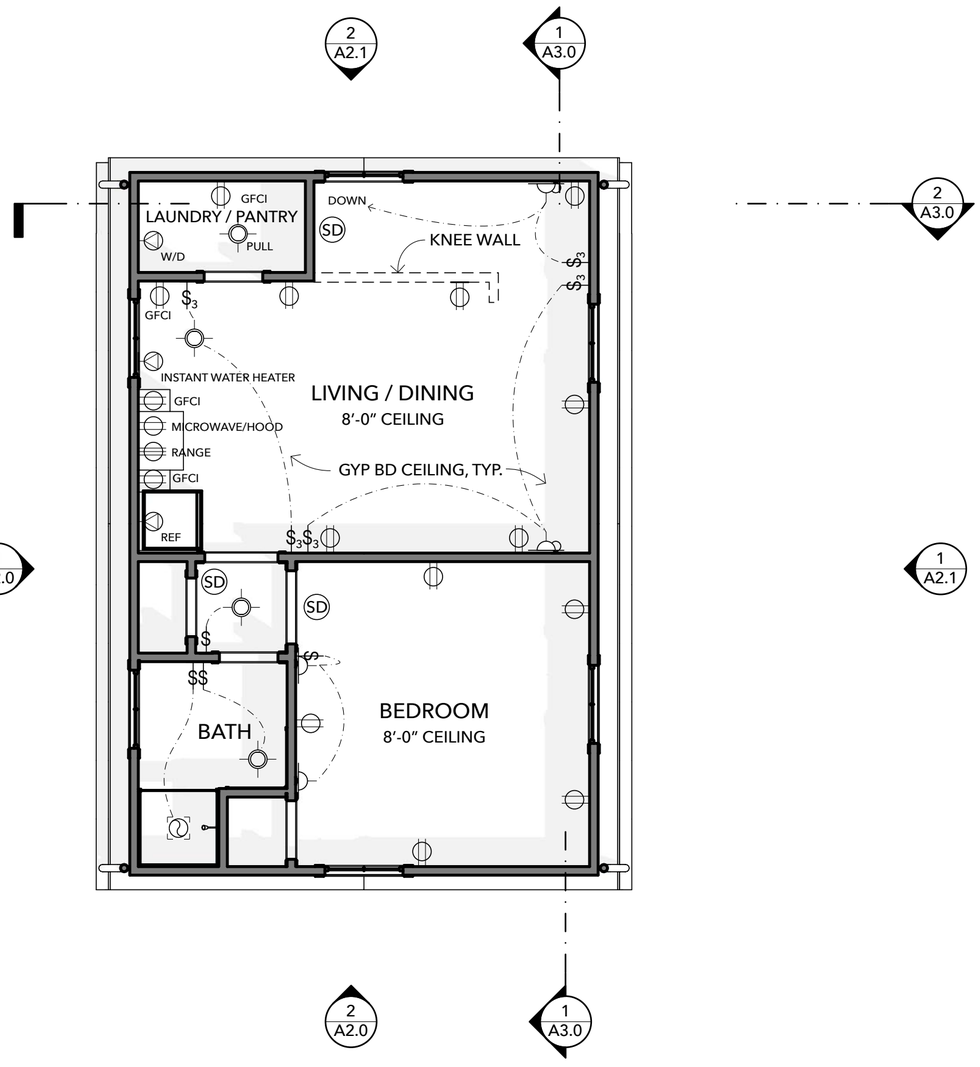
1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1")

2. CENTER THE ELECTRICAL FIXTURES ON SURFACES AND/OR WITH GEOMETRIC AXES.



(1) UPSTAIRS FLOOR PLAN

SCALE: 1/4" = 1'-0"



(2) UPSTAIRS CEILING & ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

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UPSTAIRS PLANS

A1.2

ELEVATION NOTES

1. DATUMS ARE TO FINISH FLOOR. BUILDING HEIGHTS ARE OFTEN MEASURED TO GRADE. THEREFORE, THIS DESIGN WORKS WITH AN 16-FOOT HEIGHT RESTRICTION (GABLE AVERAGE) OR A 20-FOOT HEIGHT RESTRICTION (ROOF RIDGE TO GRADE).

2. GARAGE VEHICLE DOORS CAN BE EITHER ROLL-UP DOORS OR HINGED DOUBLE DOORS. PANEL AND GLAZING LAYOUT WOULD BE THE SAME FOR EITHER OPTION.

3. DON'T INCLUDE WINDOW SHUTTERS UNLESS THEY ARE OPERABLE AND PROPERLY SIZED. FAKE, TACK-ON WINDOW SHUTTERS ARE STRICTLY PROHIBITED.

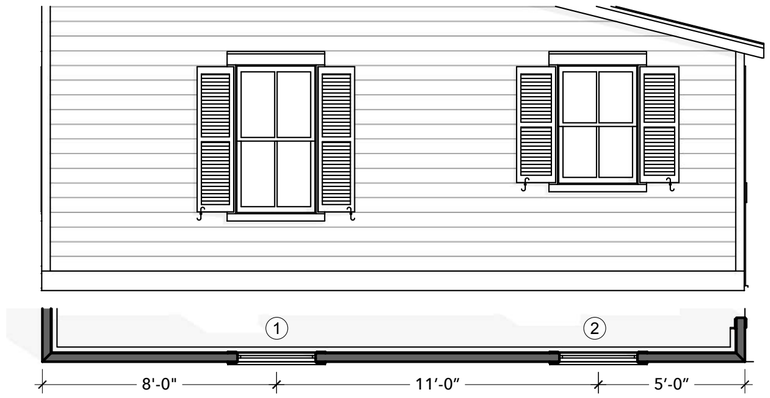
4. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

5. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

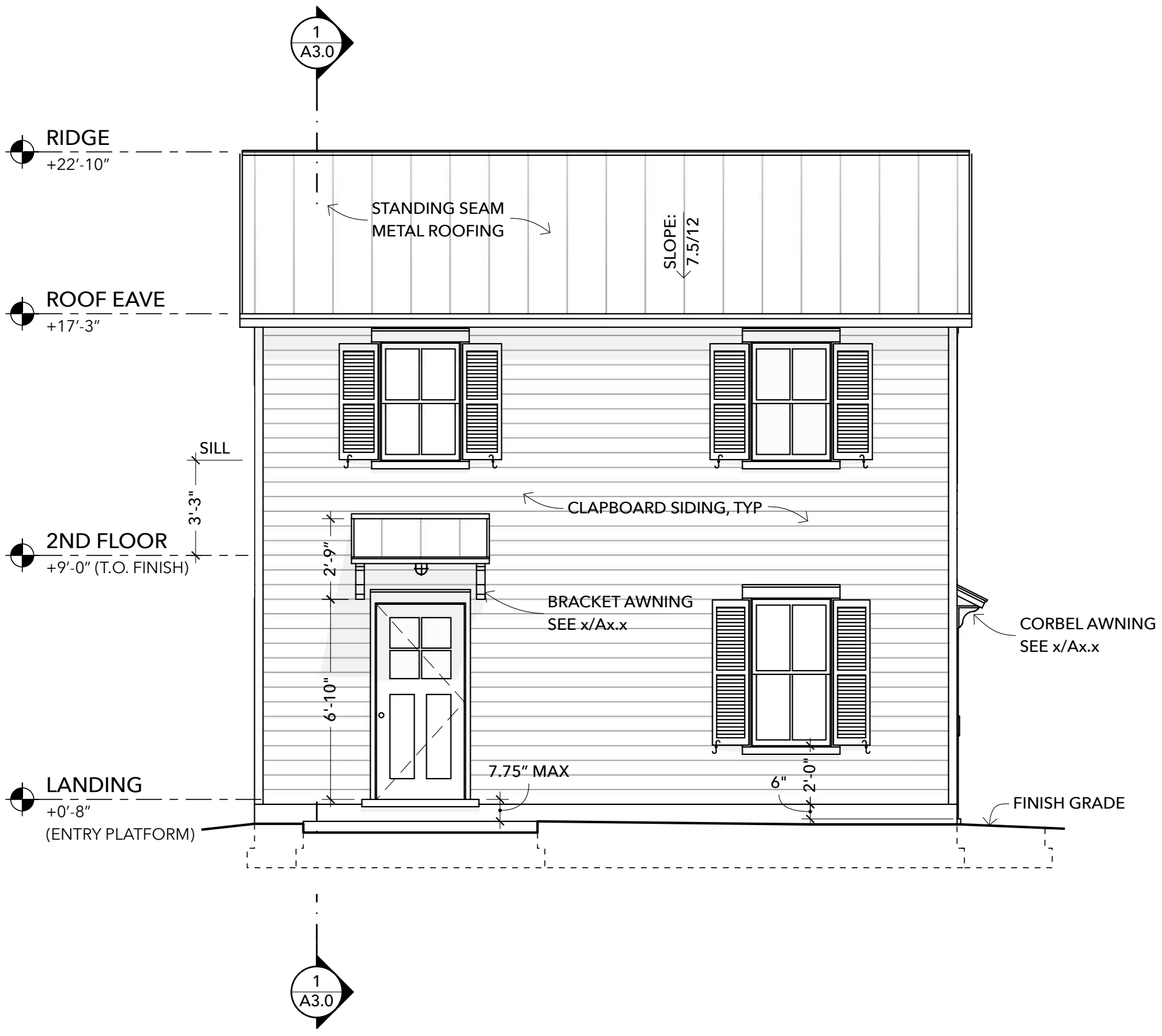
6. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

7. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

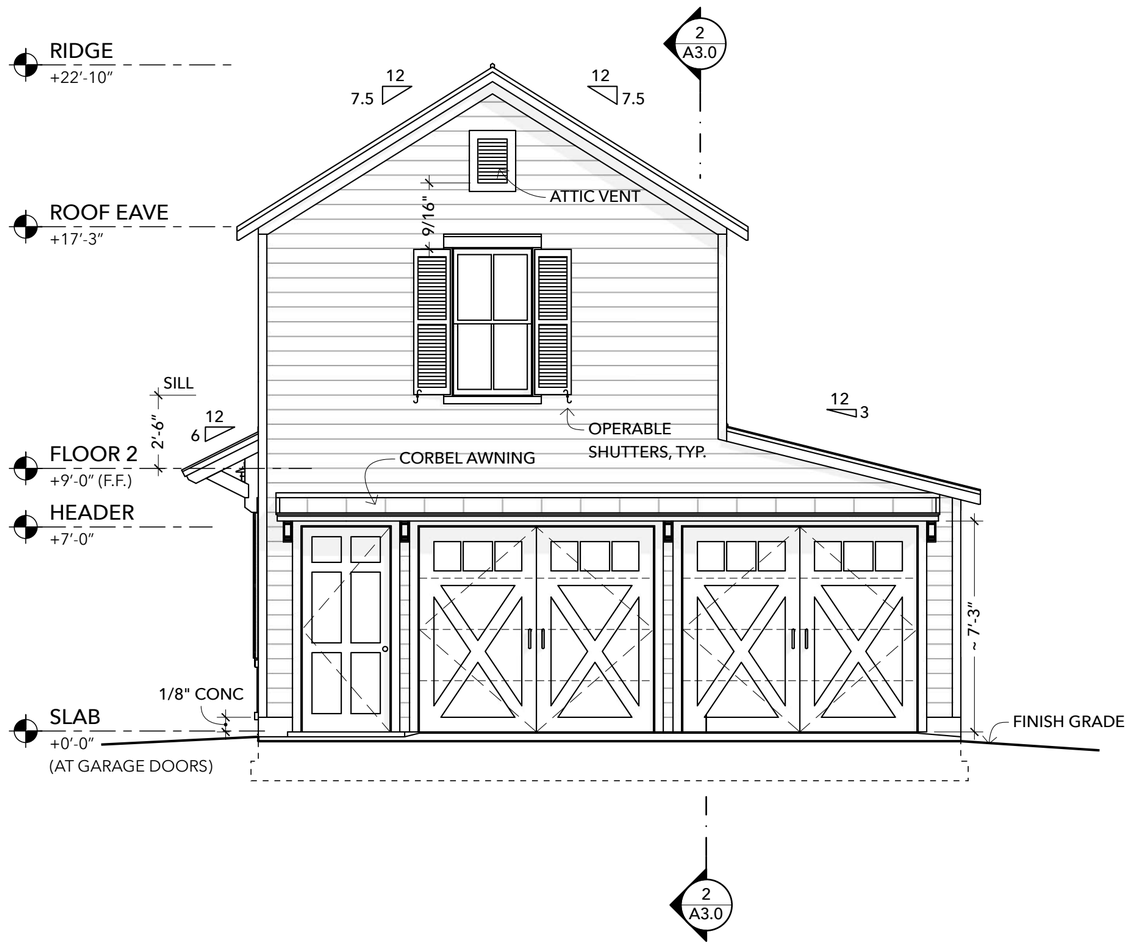
8. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.



2B ALT ELEVATION & WINDOW PLAN (OPTION B)
SCALE: 1/4" = 1'-0" ALTERNATE OPTION (SEE 2A FOR MORE DETAIL)



1 LEFT ELEVATION (FRONT OF RESIDENCE)
SCALE: 1/4" = 1'-0"



2A FRONT ELEVATION (GARAGE ENTRY– OPTION A)
SCALE: 1/4" = 1'-0"

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CARRIAGE HOUSE 2

THE OPTION WITH A 2-CAR GARAGE

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FRONT ELEVATIONS

A2.0

ELEVATION NOTES

1. DATUMS ARE TO FINISH FLOOR. BUILDING HEIGHTS ARE OFTEN MEASURED TO GRADE. THEREFORE, THIS DESIGN WORKS WITH AN 16-FOOT HEIGHT RESTRICTION (GABLE AVERAGE) OR A 20-FOOT HEIGHT RESTRICTION (ROOF RIDGE TO GRADE).

2. GARAGE VEHICLE DOORS CAN BE EITHER ROLL-UP DOORS OR HINGED DOUBLE DOORS. PANEL AND GLAZING LAYOUT WOULD BE THE SAME FOR EITHER OPTION.

3. DON'T INCLUDE WINDOW SHUTTERS UNLESS THEY ARE OPERABLE AND PROPERLY SIZED. FAKE, TACK-ON WINDOW SHUTTERS ARE STRICTLY PROHIBITED.

4. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

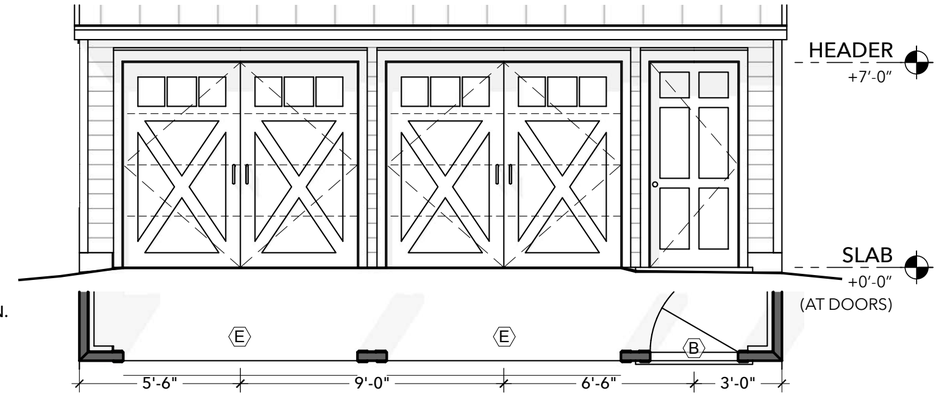
5. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

6. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

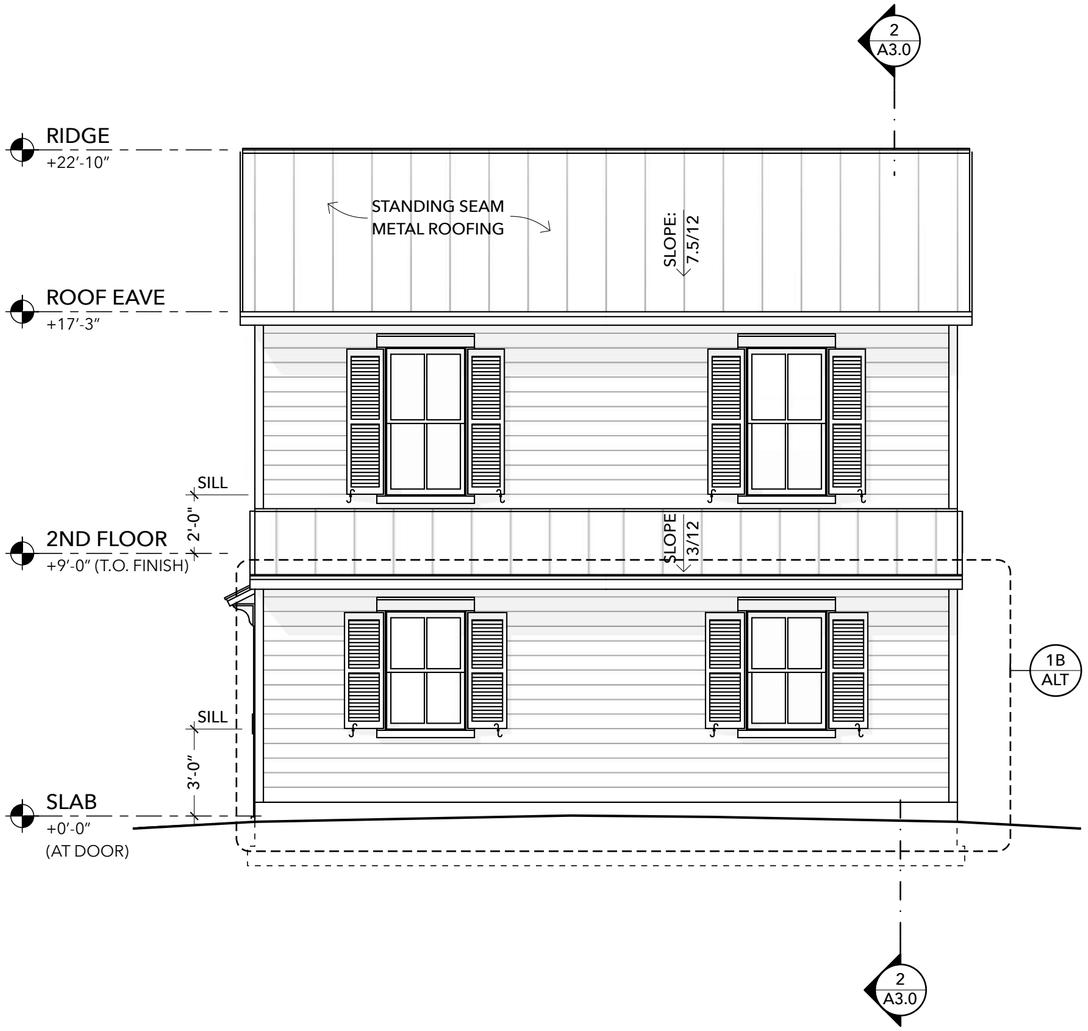
7. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

8. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.

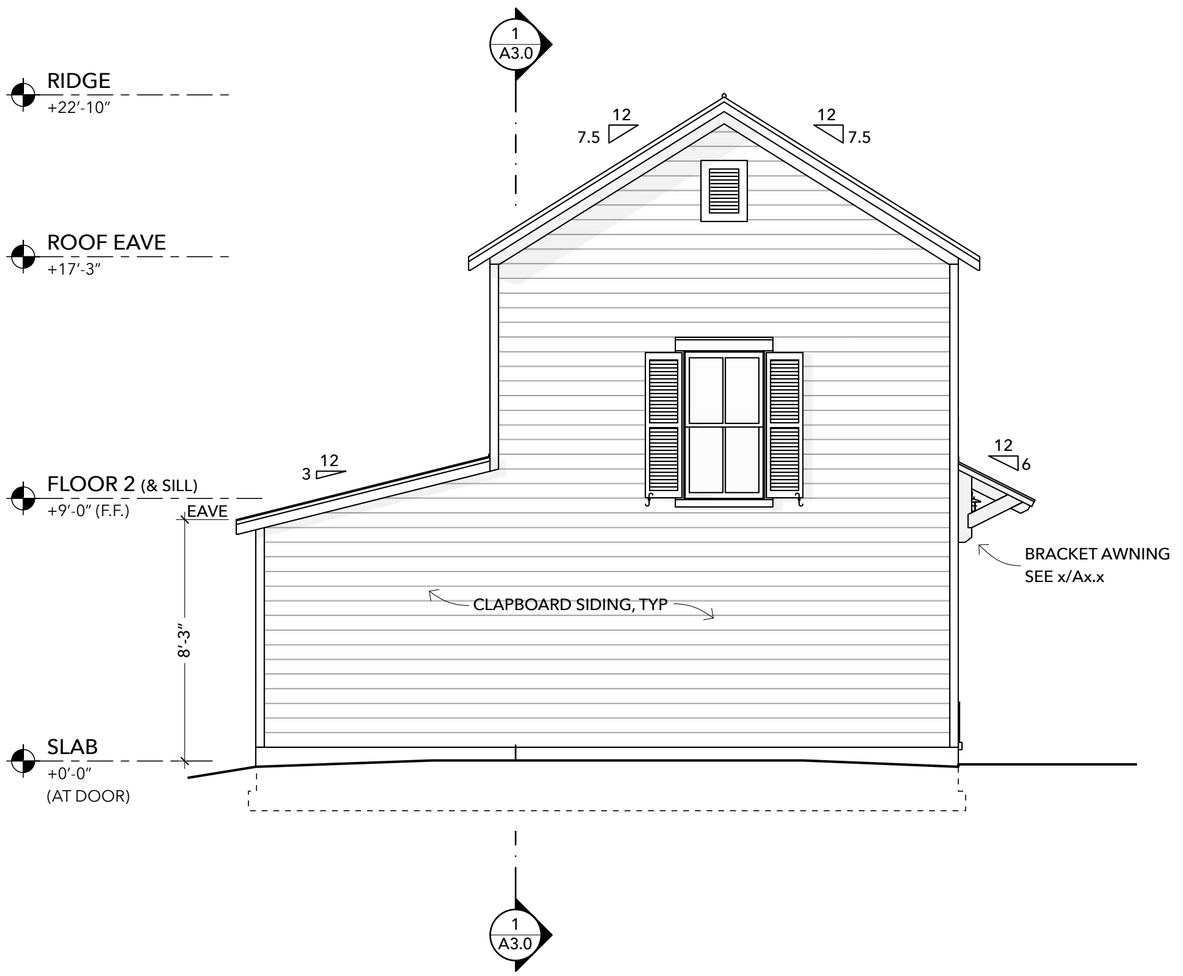
9. ALTERNATE LOCATION OF GARAGE DOORS (OPTION B) MAKES THE STRUCTURE SIMPLER. ADJUST THE CENTER COLUMN AND BEAM BASED ON THE OPTION CHOSEN.



1B RIGHT ELEVATION & DOOR PLAN (OPTION B)
SCALE: 1/4" = 1'-0" ALTERNATE OPTION (SEE 1A FOR MORE DETAIL)



1A RIGHT ELEVATION (OPTION A)
SCALE: 1/4" = 1'-0" MAIN OPTION



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

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REAR ELEVATIONS

A2.1

SECTION NOTES

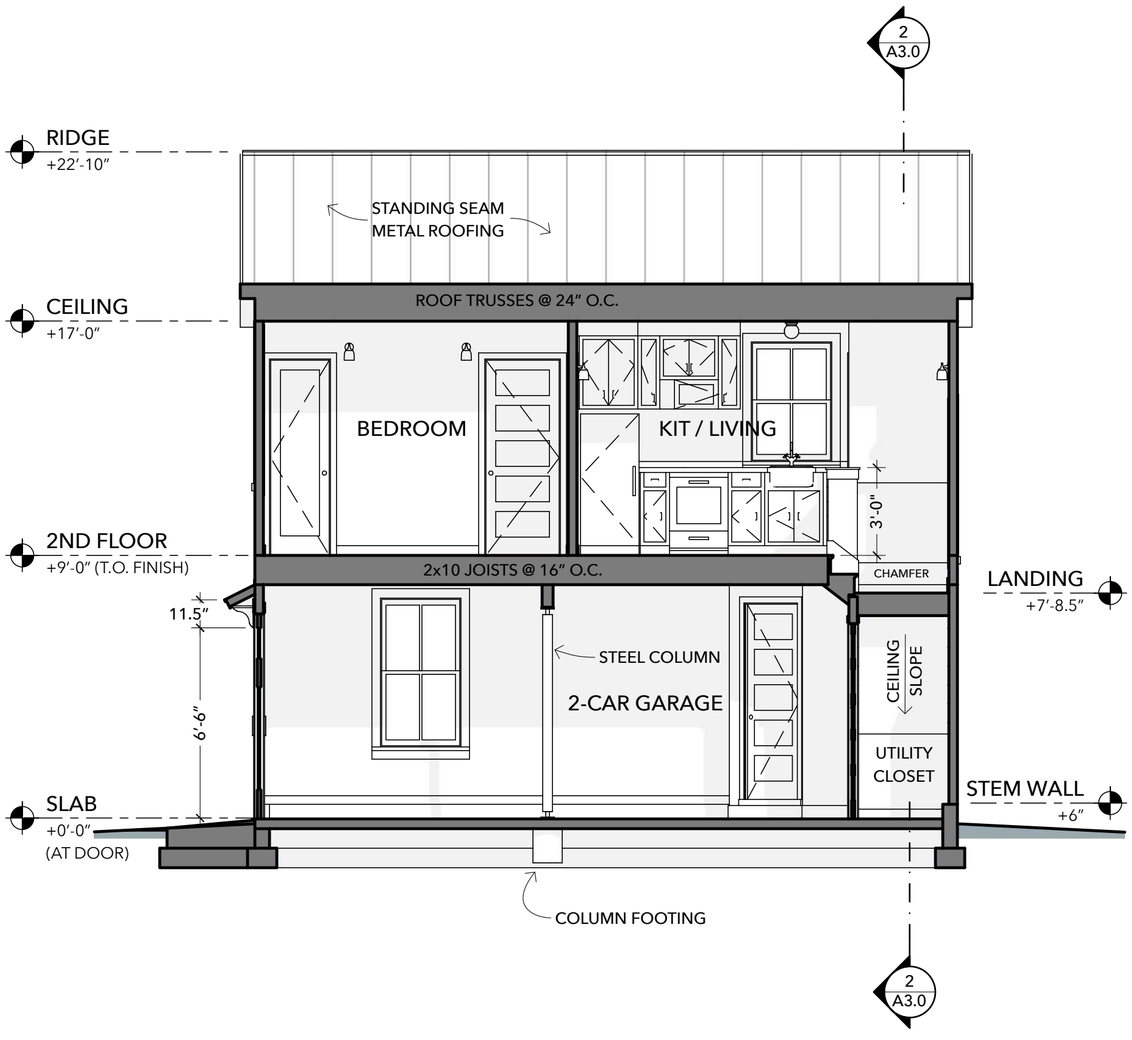
1. SEE TYPICAL SECTION DETAIL ON SHEET AX.X.

2. FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC REQUIREMENTS.

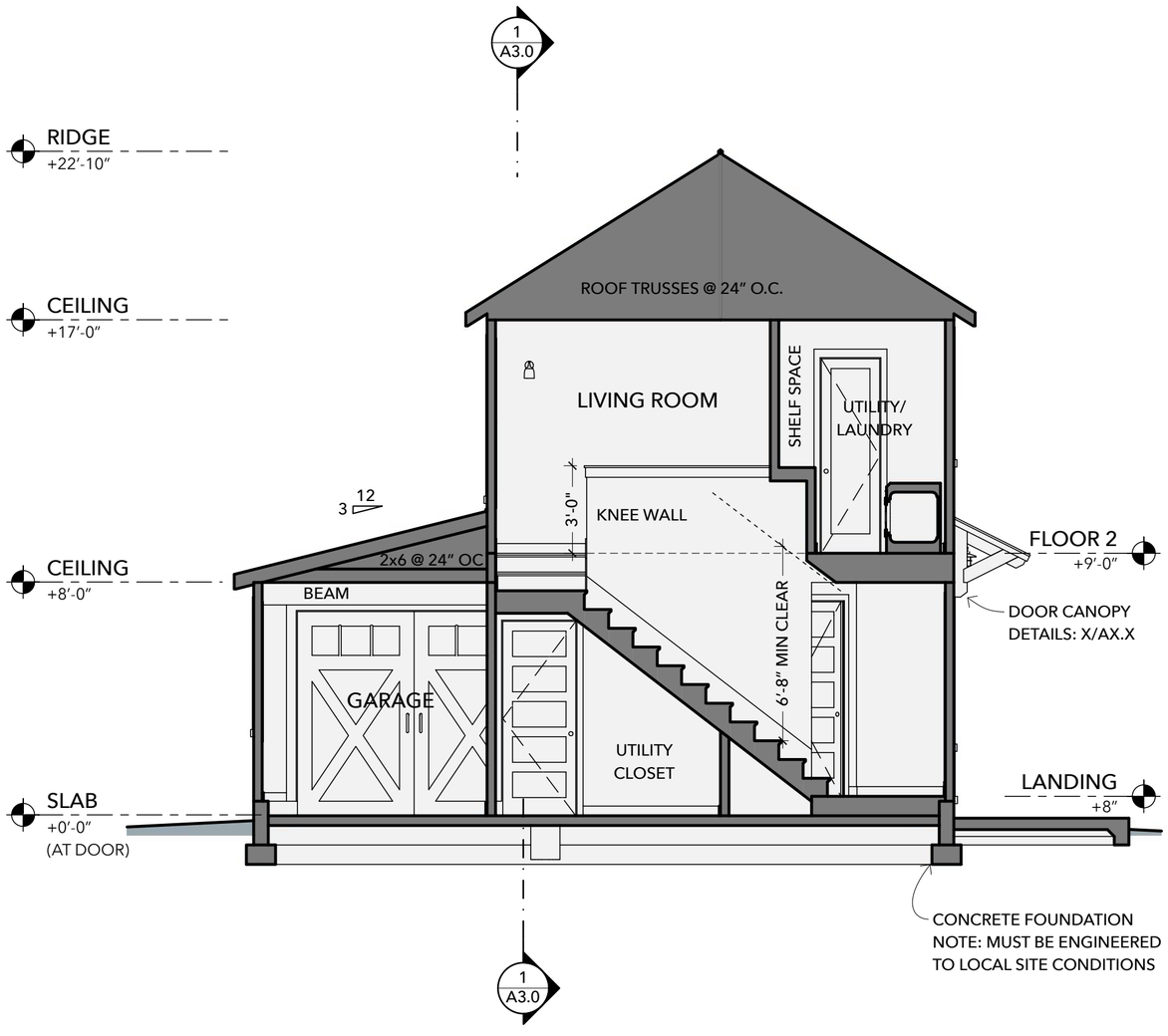
3. MAINTAIN 80" MINIMUM HEAD CLEARANCE AT THE STAIRCASE.

4. UTILITY CLOSETS SHALL HAVE FIRE-RATED SHEATHING ON WALLS AND CEILING.

5. THE COLUMN COULD BE MOVED DEPENDING ON VEHICLE DOOR PLACEMENT.
ALSO, THE BEAM AND FLOOR JOIST DIRECTIONS COULD BE ALTERED AS NEEDED.



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 SECTION THROUGH STAIRS
SCALE: 1/4" = 1'-0"

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SECTION VIEWS

A3.0